

Previous Uses and Actions at 1728 and 1730 24th Street

City of Vero Beach

1. **Prior to 1995:** four homes total existed on both adjacent parcels. Per old survey of the property; 3 single family homes of less than 1500 s.f. each and one single family home of more than 2500 s.f. were located on these 2 parcels.
2. **1995:** change of use to 19 bed ALF (Minor Change Application #95-MC-161 approved by the City). 2 single family homes remained on the site. In 1995, the property was purchased by Elderly Loving Care, Inc.). For that change of use no concurrency review was required since change of use reduced the intensity.
3. **2002:** Building on the west side of the site was changed from ALF to day care (site plan #02-SP-1064C approved by the City). City did not require concurrency for or impact fee review regarding change of use, although the change did increase development intensity.
4. **2004:** Change of use approved by City for building on east side of the site to change to day care (Minor Change Application #04-MC-037 approved by the City, total daycare buildings 6,461 s.f.). City did not require concurrency for or impact fee review regarding change of use, although the change did increase development intensity.
5. **2008:** Change of Ownership. Daycare purchased by Lisdén Enterprises, Inc. (Oxford Academy) to continue to operate daycare.
6. **2018:** Owner (Lisdén Enterprises) applied for a building permit for a deck for daycare at 1728 24th Street. County staff noticed that for previous change of use from single family homes and ALF to Daycare no impact fees were paid. Staff requested and the current owner applied for a City of Vero Beach Concurrency Determination Application (project #95120077).
7. **2018:** County staff coordinated with owner and city staff several times, determined "best case" impact fee credit (4 single family homes), and determined impact fees were reduced but still owed for child care change of use (fee calculation breakdown attached).

Attachment:

1. Application Request Payment Slip